BILL GARRETT, Davidson County
T20090017907 DEEDQC
Recvd: 03/17/09 15:05 4 pgs
Fees:22.00 Taxes:0.00
20090317-0024125

This Instrument prepared by:
Bobby D. Davis
Attorney at Law
101 Shepherd Hills Dr.
Madison, TN 37115

Name and Address of New Owner:
Ladonna Fonseca and Husband
Adan Fonseca
123 Commerce Street
Old Hickory, TN 37138

Send Tax Bills To:
Same

Map and Parcel No.
064 09 0 092.00

QUITCLAIM DEED

This Deed made on this 10 day of MARCH, 2009, by and between James R. Alcorn (hereinafter called the "Grantor"), and Ladonna and Adan Fonseca (hereinafter called the "Grantees").

WITNESSETH: That the said Grantor, for and in consideration of the sum of one ($1.00) dollar cash in hand paid by the said Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, have quit claimed, bargained, sold, transferred and conveyed, and do hereby quit claim, bargain, sell, remise and convey unto Ladonna Fonseca and husband Adan Fonseca, all of my interest, as well as, my heirs, assigns and successors interest, in and to the property, which is described as being a tract of land in Davidson County, Tennessee, which is described in Exhibit "A" attached hereto and made part of this Deed.

Being the same property conveyed to the Grantor from Lois Smith, Trustee; Pat Hutton and Lois Smith by Deed dated December 16, 2004 and recorded December 29, 2004, with instrument number 20041229-0153531 R.O.D.C. for Davidson County, Tennessee.

This is improved property known as 123 Commerce Street, Old Hickory, TN 37138. This conveyance is subject to such things as the public records may reflect. Further, this Deed has

been prepared based upon information furnished by the parties and without the benefit or the request of a title search.

~~To have and to hold the said tract or parcel of land, with the appurtenances, estate, right, title and interest thereto belonging to the Grantees herein, with their heirs, assigns or successors forever, and we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is encumbered by a mortgage.~~ Whenever used singular it shall include the plural and the use of any gender shall be applicable to all genders.

Whenever in this document that a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing Quitclaim Deed on this 10 day of MARCH, 2009.

James R. Alcorn

STATE OF TENNESSEE }
COUNTY OF Davidson **}**

Personally appeared before me, a Notary Public, in and for said County and State, the above named, James R. Alcorn, with whom I am personally acquainted, and who, under oath, acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained.

Sworn to and subscribed before me this 10th day of March, 2009.

BOBBY D. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 1-2-2010

STATE OF TENNESSEE }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for the transfer, is $00.00.

Affiant

Sworn to and subscribed before me this 10th day of March, 2009.

BOBBY D. DAVIS NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

Notary Public

My commission expires: 1-26-

Exhibit "A"

Description of Property

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF OLD HICKORY IN THE COUNTY OF DAVIDSON, AND STATE OF TN AND BEING DESCRIBED IN A DEED DATED 12/16/2004 AND RECORDED 12/29/2004 AS INSTRUMENT NUMBER 20041229-0153531 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

BEING LOT NOS. 13 THROUGH 24, INCLUSIVE, BLOCK "D" ON THE PLAN OF HADLEY'S BEND CITY, OF RECORD IN PLAT BOOK 421, PAGE 120, REGISTER'S OFFICE FOR DAIVDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. ALSO DESCRIBED AS TRACT 7 ON THE BOUNDARY SURVEY FOR JIM STEVENS REALTY & AUCTION ASSOCIATES DATED SEPTEMBER 27, 2004, REV. 10-21-04, 11-04-04, 11-17-04, AND 11-18-04 BY J. BRUCE RAINEY, SURVEYOR, TENN. REG. NO. 823.
BEING THE SAME PROPERTY CONVEYED TO JAMES R. ALCORN, UNMARRIED FROM LOIS SMITH, TRUSTEE; PAT HUTTON AND LOIS SMITH IN DEED DATED 12/16/2004 AND RECORDED 12/29/2004 WITH INSTRUMENT NUMBER 20041229-0153531, DAVIDSON COUNTY RECORDS.

PARCEL NO. 084 09 0 092.00